



AGENDA
COLUMBUS BOARD OF ZONING APPEALS
TUESDAY, AUGUST 26, 2014, 6:30 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA

ROLL CALL

OLD BUSINESS REQUIRING BOARD ACTION

Public Hearing

- A. C/CU-14-07: 2 Tim 3:16 Ministries** – A request by 2 Tim 3:16 Ministries for conditional use approval to allow a retreat center in the AG (Agriculture: General) zoning district. The property is located at 7162 W State Road 46, in Harrison Township.

NEW BUSINESS REQUIRING BOARD ACTION

Public Hearing

- B. C/DS-14-15: Theresa Creecy-Green** – A request by Theresa Creecy-Green for a development standards variance from Zoning Ordinance Section 7.1 (Table 7.2) to allow a property with a multi-tenant building, including a new takeout only restaurant requiring 3 parking spaces, to have a total of 1 parking space, 10 less than required in a CN (Commercial: Neighborhood) zoning district. The property is located at 1453 Washington Street, in the City of Columbus.

Public Hearing

- C. C/DS-14-16: Brian Rogers** – A request by Brian Rogers for a development standards variance from Zoning Ordinance Section 3.5(C) to allow an accessory structure to be built 5 feet from the property line, 10 feet less than the 15 foot minimum. The property is located at 412 N. Country Club Road, in Harrison Township.

Public Hearing

- D. C/DS-14-17: Woodside Northwest Development Entry Sign** – A request by Mark Pratt for development standards variances from (1) Zoning Ordinance Section 10(H)(6) to permit a development entry sign on a lot that was not included in a primary plat for Woodside Northwest and (2) Zoning Ordinance Section 10(D)(7) to allow a development entry sign to display off premise messages. The property is located at the northeast corner of State Road 58 and International Drive, in the City of Columbus.

Public Hearing

- E. C/DS-14-20: Sunright America** – A request by Sunright America for a development standards variance from Zoning Ordinance Section 10 (Table 10.1) to allow a third permanent wall sign that exceeds the 350 square foot maximum total sign area by 227.16 square feet. The property is located at 6205 S. International Drive, in the City of Columbus.

FINDINGS OF FACT

C/DS-14-14: Toyota TIEM Plant #2

APPROVAL OF MINUTES

Minutes of the June 24, 2014 meeting

Minutes of the July 22, 2014 meeting

DISCUSSION

None

HEARING OFFICER APPROVALS

C/CU-14-08: Iglesia Nueva Vida - A request by Iglesia Nueva Vida for conditional use approval to allow a freestanding sign in the RS3 (Residential: Single Family 3) zoning district per Zoning Ordinance Section 10 (Table 10.1). The property is located at 51 N. Brooks Street, in the City of Columbus.

C/DS-14-18: Carroll Engledow (Marthaler) – A request by Carroll Engledow (Marthaler) for a development standards variance from Zoning Ordinance Section 9.3(C)(2) to allow a 6 foot fence in a front yard, 30 inches taller than the 42 inch maximum. The property is located at 2203 Gilmore Street, in the City of Columbus.

C/CU-14-20: Central Heights Church of God - A request by Central Heights Church of God for conditional use approval to allow a freestanding sign in the RS3 (Residential: Single Family 3) zoning district per Zoning Ordinance Section 10 (Table 10.1). The property is located at 3151 Sharon Lane, in the City of Columbus.

C/DS-14-19: Cummins, Inc. - A request by Cummins, Inc. for a development standards variance from Zoning Ordinance Section 7.3(Part 2)(A) to waive the requirement to install a public sidewalk along the frontage of 450 South. The property is located at 1825 W. 450 S., in the City of Columbus.

ADJOURNMENT

THE BOARD OF ZONING APPEALS MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.